

FOR SALE/LEASE

# **INDUSTRIAL CONDO BAY**

6331 76 Avenue, Edmonton, AB



# 3,480 sq. ft. Available Immediately

## **Property Highlights**

- Furniture / fixtures to remain at Purchasers/Tenants discretion
- Grade loading bay
- Warehouse has bonus storage mezzanine
- Easy access to major routes such as 50<sup>th</sup> Street and Sherwood Park Freeway
- Available Immediately



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# INDUSTRIAL CONDO BAY

6331 76 Avenue, Edmonton, AB

### **Property Details**

**Size:** 3,480 sq. ft.

Mezzanine: ±750 sq. ft.

**Zoning:** Medium Industrial (IM)

Ceiling Height: 22'

**Loading:** (1) 12' x 10' Grade door

**Power:** 208 Volt, 400/125 Amp (TBC)

**Purchase Price:** \$626,400 (\$180 psf.)

Lease Rate: \$8.00 psf.

**Condo Fees:** \$3,361.68 (2018)

**Property Taxes:** \$12,932.78 (2018)

Available: Immediately





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